

VICINITY MAP (Not To Scale)

NOTES:

Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

According to the Federal Emergency Management Agency's flood insurance rate map, map number 48439c0290 J, and 48439c0405 J, effective date: August 23, 2000; the subject tract does not appear to lie within zone AE - (special flood hazard areas inundated by 100-year flood, base flood elevations determined). However, the subject tract does appear to lie within zone X un-shaded (areas determined to be outside 500-year floodplain).

3) SITE DRAINAGE STUDY A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

4) PUBLIC OPEN SPACE EASEMENT (P.O.S.E) No structure, object or plant material of any kind may obstruct a motorist's vision, within any portion of a P.O.S.E. shown on this plat, beginning 2 feet (24") above the top of the curb to a height of 11 feet above said curb, except as elsewhere allowed herein. Such obstructions shall include, but are not limited to, buildings, fences, walls, signs, banners, structures, trees, shrubs motor vehicles, statuary, and other similar structures.

Any public utility, including the City of Fort worth, shall have the right to move and keep any public utility, including the City of roll worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of it's respective systems on any of the easements shown on the plat, and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of it's respective systems without the necessity at any time of procuring the permission of

6) WATER/WASTEWATER IMPACT FEES The City of Fort Worth has an ordinance implementing the assessment and collection of wate and wastewater impact fees. The total amount to be assessed is established as of the date of the filing of this plat and is based upon the then existing Schedule I to the current impact fee ordinance. The amount to be collected is established on the date the building permit is issued or the date of connection to the water and/or wastewater collection system and is based upon the then existing Schedule II to the current impact fee ordinance.

No building permits shall be issued for any lot in this subdivision until an appropriate CFA or other provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalk or paving improvements, and approval is first obtained from the City of Fort Worth.

8) BUILDING SET BACK LINES All building set back lines shall comply with requirements of the City

Zoning Ordinances.

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

10) PRIVATE COMMON AREAS AND FACILITIES

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include but not be limited to private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces, water and water distribution systems and treatment facilities; and recreation/clubhouse/exercise buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a landowners association shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners association, as set forth in herein.

11) CONSTRUCTION PROHIBITED OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas electric, cable or other utility easement of any type.

12) TRANSPORTATION IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

13) LIMIT OF SURVEYORS RESPONSIBILITY

The Surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data shown on this plat.

14) COVENANTS AND RESTRICTIONS ARE UN-ALTERED

This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed convenants or restrictions.

15) This plat shall be in compliance with the City of Fort Worth Tree Ordinance 17228-10-2006

GENERAL NOTES

1. The basis for bearings is the Texas State Plane Coordinate System, North Central Zone, (NAD83).

OWNERS

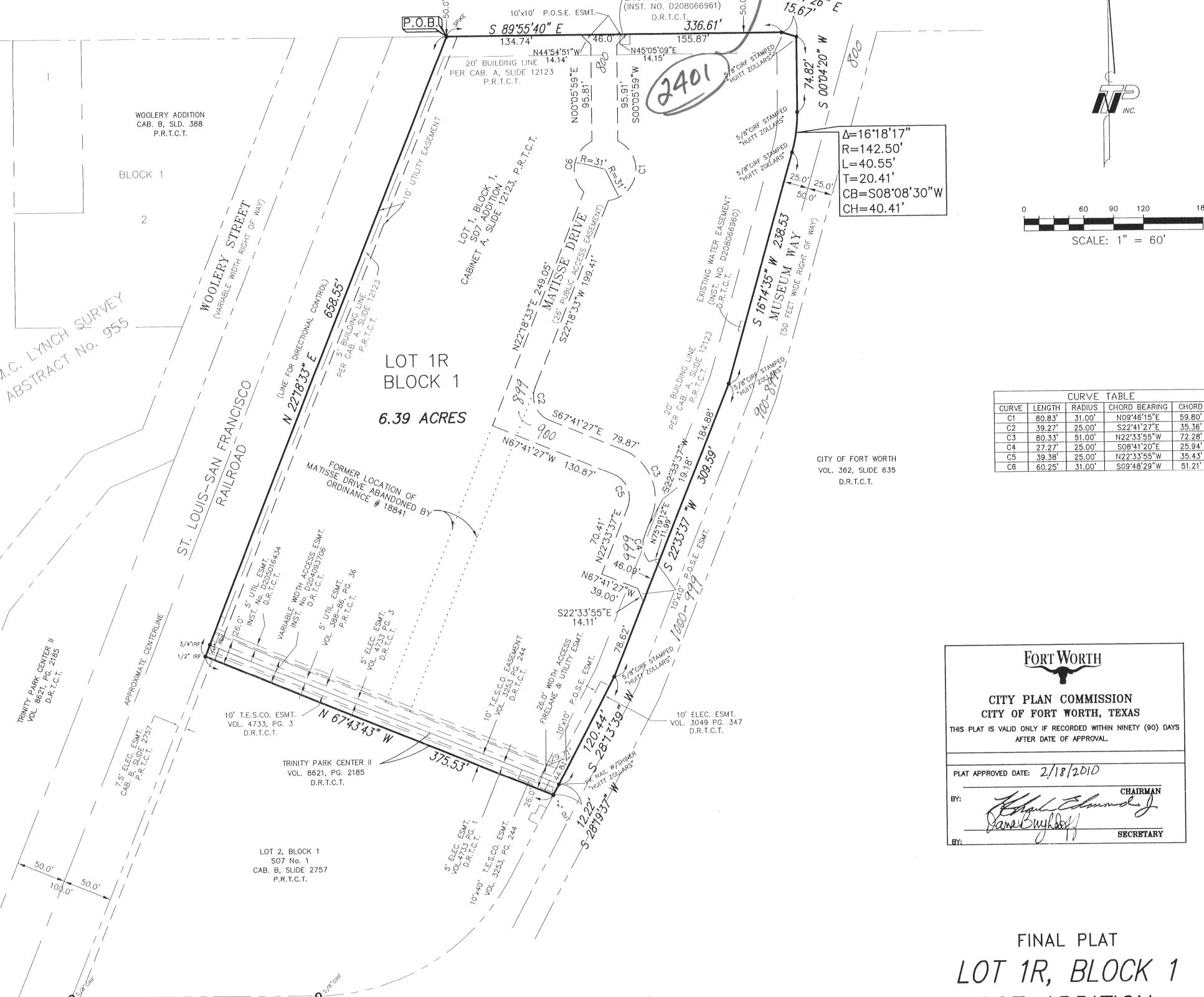
So7 NO 3 LTD 7001 PRESTON ROAD, SUITE 500 DALLAS, TX. 75205 CONTACT: JORG MAST ENGINEER/SURVEYOR TEAGUE NALL AND PERKINS, INC. 1100 MACON STREET FORT WORTH, TEXAS 76102 (817) 336-5773 CONTACT: TOM RUTLEDGE RICKY L. GENTRY, R.P.L.S.

LOT 1, BLOCK 1

SEVENTH STREET STATION

CAB. A, SLD. 4296





CERTIFICATION:

I, the undersigned, hereby certify that this map is an accurate

direction and supervision in the month of May, 2009.

Registered Professional Land Surveyor

FS#009-019

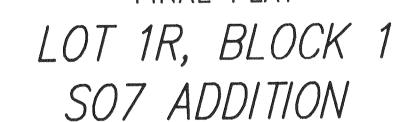
Texas Registration No. 5519

representation of an actual survey made on the ground under my

FEBRUARY 17, 2010

W. 7th STREET (100 FEET WIDE RIGHT-OF-WAY)

EXISTING WATER EASEMENT



AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A REPLAT OF LOT 1, BLOCK 1, SO7 ADDITION, AS SHOWN BY PLAT RECORDED IN CABINET A, SLIDE

12123 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

1 LOT

6.39 ACRES

THIS PLAT WAS PREPARED IN JANUARY, 2009

Plat recorded by Document No. D210036943 \_\_\_ Date: 02-19-2010

SECRETARY